



TOWN OF NEEDHAM, MA

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

500 Dedham Ave
Needham, MA 02492
781-455-7500

BOARD OF APPEALS

ZONING BOARD OF APPEALS

AGENDA

Needham Town Hall, Select Board Chambers
1471 Highland Avenue, Needham, MA
THURSDAY, February 28, 2019 - 7:30PM

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| Minutes | Review and approve minutes from January 17, 2019 meeting. |
| Case #1 – 7:30PM | 1555 Central Avenue (Continued from January 17, 2019) - T-Mobile (NB&C), applicant, has made application to the Board of Appeals for a Special Permit under Sections 6.7.3.3 (g), 7.5.2, and any other applicable Sections of the By-Law to permit any equipment ancillary to antennas which cannot be located in the rear yard and/or does not meet the setback requirements for the district in which it is located. The relief sought is associated with the proposed installation of an optional standby generator system, automatic transfer switch, generator auxiliary power distribution and remote monitoring communications circuitry. The property is located at 1555 Central Avenue, Needham, MA in the Wireless Communications Facilities Towers Overlay Districts. |
| Case #2 – 7:45PM | 49 Kenney Street - Alexander Kogan, applicant, has made application to the Board of Appeals for a Special Permit under Sections 6.1.2, 7.5.2, and any other applicable Sections of the By-Law to permit an additional third car garage. The relief sought is associated with the demolition and replacement of a single-family structure with a new single-family structure with an attached three-car garage. The property is located at 49 Kenney Street, Needham, MA in the Single Residential B District. |
| Case #3 – 8:00PM | 145 Rosemary Street - AnnaMarie DeFeo, DDS, d/b/a Pediatric Dental Specialists of Needham, applicant, has made application to the Board of Appeals for a Special Permit under Sections 5.1.1.5, 5.1.2, 5.1.3, 7.5.2, and any other applicable Sections of the By-Law. The applicant seeks a Special Permit pursuant to Section 5.1.1.5 to waive strict adherence to the off-street parking requirements of Sections 5.1.2 and 5.1.3. The applicant proposes to lease approximately 3,088 square feet of first floor space in the building for medical office use. The property is located at 145 Rosemary Street, Needham, MA in the Single Residential B District and Industrial Zoning District. |

(OVER)

Next Meeting: Thursday, March 21, 7:30pm, PSAB, Charles River Room

Case #4 – 8:15PM

61 Evelyn Road - Fatemeh Haghighhatjoo, applicant, has made application to the Board of Appeals for a Special Permit under Sections 3.2.1, 7.5.2, and any other applicable Sections of the By-Law to permit the leasing of not more than two rooms with no provision for private cooking by a resident family in a single-family dwelling. The relief sought is associated with the proposal by the applicant to rent two rooms to no more than four people out of her home. The property is located at **61 Evelyn Road, Needham, MA** in the Single Residential B District.

